



MINUTES
Regular Meeting of the
Heritage Preservation Board
Tuesday, December 14, 2010, 7:00 PM
Edina Community Room
4801 50th Street West

MEMBERS PRESENT: Chair Joel Stegner, Chris Rofidal, Jean Rehkamp Larson, Bob Schwartzbauer, Arlene Forrest, Claudia Carr, Colleen Curran, Katherine McLellan, Ross Davis, and Lauren Thorson

MEMBERS ABSENT: None

STAFF PRESENT: Joyce Repya, Associate Planner

OTHERS PRESENT: Robert Vogel, Heritage Preservation Consultant

I. APPROVAL OF THE MINUTES: November 9, 2010

Member Rofidal moved approval of the minutes from the November 9, 2010 meeting. Member Carr seconded the motion. All voted aye. The motion carried.

II. COUNTRY CLUB DISTRICT: Certificates of Appropriateness (COA)

- A. **H-10-04 4501 Casco Avenue** – Remove a detached garage and build an addition with an attached garage

Staff Report

Planner Repya reminded the Board that this item was first heard at the October HPB meeting, when the applicant proposed the removal of an existing detached garage and a 2 story attached garage addition to the rear of the home. At that time, the Board expressed concern to the following elements of that plan:

- The height of the proposed addition exceeded the height of the original home by two feet - creating massing that overwhelmed the original home; and
- The south wall of the home with the addition appeared stark - being over 80 feet in length with no design relief.

At the applicant's request, the COA review was continued to enable a revision of the plans to address the HPB's concerns.

Ms. Repya reported that the plans presented for consideration address the concerns raised by the HPB, the revised plans demonstrate:

- The roof of the addition has been lowered to match the roof height of the existing house.

- The concerns regarding the starkness of the south elevation of the addition were addressed by avoiding a straight plane and adding dimension/architectural interest with a bump out that mirrors one on the original home. The revised plan also provides a half-timbered gable roof on the south elevation.
- A gable roof was added to the addition on the north elevation over the garage that is lower than the rest of the addition, thus reducing the mass.
- The third garage stall on the east side was set back two feet from the plane of the other stalls and inset one foot from the south wall – reducing the mass.

Additional changes made to ensure that the addition compliments the original home include:

- The north gable peak repeats the half-timber theme from the west gable peak.
- The entry door on the north elevation repeats the stone arch and gable tie-in theme from the main entry; and
- More dimension and interest was provided on the north elevation by setting the garage back, bringing the front door forward and adding the gable.

Upon evaluating the revised plans, Consultant Robert Vogel found that the applicant has redesigned the addition in response to the concerns expressed by the HPB. The plans now appear to meet the criteria established for new construction in the Country Club District, thus he would recommend approval.

Ms. Repya added that Staff agrees with Consultant Vogel and too recommends approval of the Certificate of Appropriateness. Findings supporting the recommendation include:

1. The proposed addition meets the design review standards and guidelines for construction of new homes in the Country Club District.
2. The changes from the original proposal, including lowering the roof over the garage and adding dimension and architectural detail to the south elevation of the addition have addressed concerns expressed by the HPB.
3. The proposed addition is now compatible with the original home and neighboring historic homes.
4. Construction of an attached garage is in character and appropriate in the Country Club District.

Staff further recommends that the approval of the Certificate of Appropriateness be subject to:

- The plans presented
- A year built plaque displayed on the addition.

Board Comments

Several board members asked for clarification of design elements associated with the plans.

Member Davis opined that he had been concerned with the south elevation portrayed on the initial plans, and was pleased that the revised plans addressed those concerns.

Member Stegner stated that he liked the plans as redesigned.

Member Rehkamp Larson stated that she liked many of the changes to the plans, but pointed out that the gable on the addition's south elevation appeared wide and out of scale with the older home. She pointed out that by dropping the gable and providing a steeper pitch, that portion of the south wall would be more compatible.

Ms. Rehkamp Larson also noted that on the east façade of the north elevation, the placement of a window, serving the stairwell would make sense for both the exterior and interior design.

Board members agreed that Ms. Rehkamp Larson raised some good design alternatives.

Homeowner Comments

Charles Layton, 4501 Casco Avenue explained that a lot of work went into the proposed plans to address the concerns the Board expressed at the October meeting. He appreciated Member Rehkamp Larson's suggestions for the plans and stated that he would like the ability to consider them, and if they do fit within their scheme, incorporate those changes with the final plans.

Board Decision

The Board briefly discussed Mr. Layton's request to allow for the possibility of incorporating the two changes proposed by Ms. Rehkamp Larson. Member Schwartzbauer moved approval of the proposed revised plans subject to the conditions recommended by Staff, to include the plans presented, with the ability to make the two changes to the south and west elevations suggested by Ms. Rehkamp Larson. Member Davis seconded the motion. All voted aye. The motion carried.

- B. **H-10-06 4901 Sunnyside Road** – Demolish existing home and construct a new home

Staff Report

Planner Repya reminded the Board that they had initially reviewed preliminary plans for the subject COA request at the November 9, 2010, meeting. At that time, the plans were well received with the Board requesting no changes to the final plans.

The final plans provided for HPB approval demonstrate a few changes from those reviewed at the November meeting in the following areas:

- The building was repositioned on the lot one foot to the west, thus providing a five foot (former six foot) side yard setback for the garage at the northwest corner, and an 11.25 foot (former 10.25 foot) side yard setback at the southeast

corner.

- All double hung windows now have muntins or grids on both the upper and lower sashes.
- Additional windows were added to the garage doors to provide for more natural light.

Consultant Robert Vogel reviewed the final plans and concluded that they meet the criteria established for new construction in the Country Club District, thus he would recommend approval.

Ms. Repya added that Staff too recommends approval of the plans for the replacement home at 4901 Sunnyside Road. Findings supporting that recommendation include:

1. The applicant has met all of the procedural requirements required for the replacement of a non-historic resource in the Country Club District.
2. The proposed plan meets the criteria set out in the design review guidelines of the Country Club District Plan of Treatment.
3. Construction of an attached front loading garage is in character and appropriate with the homes abutting Minnehaha Creek in the Country Club District.

Staff also recommends the following conditions for approval:

1. Historical and architectural documentation of the existing house and garage is provided to include digital photographs and a written description of the house and its known history.
2. The home is built subject to the plans presented.
3. A sign (not to exceed 6 sq. ft.) with a rendering of the approved home is displayed on the property.
4. A year built plaque is displayed on the home.
5. Photographs of all elevations of the new construction shall be provided once the house is completed.

Board Comments

A brief discussion ensued regarding the shifting of the side yard setback. The Board also asked for clarification of building materials.

Applicant Comments

Andy Porter, Refined, LLC provided a material board representing the siding, trim and roofing materials proposed for the home. Mr. Porter asked the Board for flexibility in choosing either asphalt or cedar shake shingles for the roofing material.

Mr. Porter added that he had presented the plans for the home to all of the surrounding neighbors and received no negative comments.

Board Decision

The Board briefly discussed the final plans presented - all agreeing that the proposed home would complement both its surroundings and the District as a whole. Member Forrest moved approval of the final plans for the new home at 4901 Sunnyside Road subject to the conditions outlined by Staff; adding that the roofing material may be either asphalt or cedar shake shingles. Member Rofidal seconded the motion. All voted aye. The motion carried.

C. H-10-07 4408 Country Club Road – Demolish existing home and construct a new home

Staff Report

Planner Repya explained that the subject property is located northwest corner of Country Club Road and Moorland Avenue. The existing home is a split-level Ranch style constructed in 1955. A 2-stall attached garage is located on the south side of the home facing Country Club Road.

The COA request involves demolishing the existing home with the intention of building a new home with attached garage that meets the district's plan of treatment criteria. The existing home is not classified as an historic resource since it was constructed after the District's period of significance (1924 – 1944), thus its demolition is not an issue; however the construction of a replacement home is subject to the HPB review and approval.

The proposed replacement home is a two-story, Tudor style with an attached 3-car garage accessed from a driveway in the same location on the south side of the property. The applicant has indicated that the home is being designed for a buyer and not on speculation.

The proposed height of the home at the peak is 31'8". The adjacent home at 4622 Moorland Avenue has a ridge height of 29'4". When implementing the HPB's process for calculating the maximum height allowed at no more than 10% higher than the average height of the home, a maximum height of 32.2' would be permissible. Note that the new home (2003) built across the street at 4619 Moorland Avenue measures 36.4' from grade to the highest peak.

The exterior materials proposed for the home include natural stone veneer and stucco walls; Hardi-board trim bands, frieze and fascia (option cedar); a 2 tiered brick stone cap on the south and east elevations; and asphalt (optional cedar or faux slate) shingles. Also, a stucco front entry, open on the sides with stone trim surrounding a wood front door is proposed.

Ms. Repya reported that the applicant has contacted surrounding residents, and City notices were mailed to the same property owners.

Preservation Consultant Robert Vogel reviewed the proposed project and observed that the demolition of nonhistoric/noncontributing properties in the Country Club District is appropriate only when the new construction is designed to be compatible with the

architectural character of the homes constructed during the district's period of historical significance. The plans presented show a house that would meet the design review guidelines for new home construction in the district plan of treatment.

The proposed new house is in all respects a contemporary design, but it appears to be visually compatible with the historic period revival style homes in the neighborhood and should not detract from their historic character. New homes in the district are not required to imitate the character-defining Tudor, Colonial, or Mediterranean style details that contribute to the historic significance of the district: they only need to be compatible in scale, massing, size, and texture with other homes in the neighborhood.

Mr. Vogel added that he believes the contemporary design submitted is appropriate and the COA should be approved with the usual conditions. He also recommended architectural recordation of the existing home prior to demolition. The documentation (to be provided by the developer) should consist of digital photographs, line drawings of the floor plan and principal elevations, and a brief written description of the house and its known history. This information would be useful for research purposes and for educating the public about the post-1940s history of the Country Club neighborhood.

Ms. Repya pointed out that the review process for a replacement of a non-historic resource home in the Country Club District entails a 2-step process. The plans currently under consideration are fulfilling the first step. Staff recommends that the HPB provide the applicant with feedback on the proposed plans, identifying any desired changes. The applicant will then take into consideration the information received when drafting final plans to be presented for approval at the January 11, 2011, HPB meeting.

Applicant's Presentation

Andy Porter, Refined LLC explained that the proposed home is not being designed on speculation, but rather for a client. Thus, his firm has carefully worked on creating a home that blends the client's vision with the existing character of the historic neighborhood. The plans closely reflect the style of many of the original homes in the district, and compliment the stately street presence of neighboring homes on Moorland Avenue.

Mr. Porter pointed out that they designed the home to meet the criteria for new construction set out in the Country Club District Plan of Treatment as well as the requirements of the City's Zoning Ordinance.

Mr. Porter added that because the front door of the proposed home is parallel to Moorland Avenue, an address change to 4624 Moorland Avenue will be requested. The City's Building Inspector has advised Mr. Porter that as long as the front door abuts Moorland Avenue, the address change would not be a problem.

Board Comments

Board members asked Mr. Porter for clarification on several aspects of the proposed plans. Particular questions were raised regarding:

- The south elevation to include the setback and long expanse of wall; and
- The size and protrusion of the front porch

(Mr. Porter's response – One of the appealing features of the lot is the sizable back yard that would be diminished if the setback for the south elevation was increased more than what is required by the Zoning Ordinance.)

Member Rofidal appreciated the streetscape that was provided for Moorland Avenue, and asked that a similar streetscape be provided for Country Club Road specifically showing the proposed home and the abutting home to the west at 4629 Browndale Avenue.

Member Rehkamp Larson observed that she was not concerned about the placement of the home, however found the complexity of the roof to be lacking in execution and somewhat troubling.

(Mr. Porter's response – There is a lot of depth to the plan that is not captured in the 2 dimensional plans presented. The intent of the design was to get away from having a long expanse of straight planes. The final plans will be 3 dimensional, and hopefully the roofing system will clearer.)

Member Stegner stated that there doesn't appear to be continuity with the size of the windows on the south and north elevations.

(Mr. Porter's response – Again, the depth of the structure not visible in the 2 dimensional plans alters the relationship of the windows. The 3 dimensional plans will demonstrate the varying planes and the lack of symmetry regarding the size of the windows will make sense.)

Member Forrest stated that the placement of the windows makes sense on the elevations and planes where they are placed. She asked Mr. Porter if he would be able to provide the Board with a landscape plan, particularly of the south elevation due to the long expanse and prominence on the streetscape.

Member Schwartzbauer stated that he found the proposed plans very fitting for the neighborhood and more in keeping than the 1955 home being replaced.

Neighborhood Comments

Member Carr observed that the Board received an email from **Jane Lonnquist, 4510 Drexel Avenue** who had reviewed the plans and opined that the front entry appeared bulky.

Joe Sullivan, 4409 Country Club Road explained that he lives across the street from the proposed home, and may be the most impacted of any neighbor. He stated that he has reviewed the plans, has no concerns, and believes it to be a fantastic project.

Janet Asselstine Lederle, 4507 Browndale Avenue explained that her father is selling

the home to Mr. Porter, and she appreciates the Certificate of Appropriateness process. She added that she is glad that the review process has a strong emphasis on maintaining the character of the neighborhood.

Chair Stegner announced that the purpose of the current HPB review was to provide the applicant with feedback on the plans which will be used for designing the final plans. As a recap, the following issues were suggested to be addressed in the final plans:

- A landscape plan of the south elevation
- A 3 dimensional plan of the proposed home
- Minimize the front porch
- A streetscape of Country Club Road depicting the proposed home and 4629 Browndale Avenue; and
- Evaluate the windows on the south and north elevations for symmetry.

At the January 11, 2011 meeting, final plans will be presented, and at that time, the Board will make a decision. Member Rofidal suggested that the same neighbors who were notified of the December review of the plans again be notified of the final, January review. Planner Repya agreed to send notice of the January meeting.

No Action was taken.

III. MORNINGSIDE BUNGALOW STUDY:

Planner Repya provided the Board with the following information relative to the Morningside Bungalow Study:

1) An Executive Summary of the Morningside Bungalow Study drafted by Member Colleen Curran.

Board members agreed that Ms. Curran did an excellent job of consolidating the 40 page report into two pages that do an excellent job of laying out the important elements of the study. Member Stegner pointed out that while the summary references the CLG grant, it does not call out the dollar amount. Planner Repya agreed to check into the protocol for identifying funding sources. Following a brief discussion, all agreed that the summary should be included in the report when posted on the web site.

2) A tentative Communications Plan drafted by Member Colleen Curran.

Member Curran explained that she designed the Bungalow Study Communication plan with a template of a plan she uses in her workplace. Board members agreed that the plan would go far to keeping the project on task, and thanked Ms. Curran for providing her organizational skills and leadership.

3) A newsletter conveying important information on the Morningside Bungalow Study drafted by Member Claudia Carr.

Member Carr created a newsletter using Microsoft Publisher which in 3 pages, communicated pertinent information from the Bungalow Study and explained the landmark designation process. Board members expressed their delight with the document, agreeing that the format was very inviting and the information conveyed was right on.

Planner Repya explained that she shared a copy of the document with the City's Communications Director, Jennifer Bennerotte who praised Ms. Carr's work. Ms. Bennerotte did comment that by referring to the piece as a "newsletter" the assumption could be made that the next issue would be forthcoming. As an alternative, Ms. Bennerotte suggested using the term "bulletin" since this would be a one- time publication. Board members agreed with Ms. Bennerotte's rationale.

Planner Repya further explained that for the document to be published on the City's web site, Ms. Bennerotte will make a few changes to provide for consistency with Edina's publishing policies. Following a brief discussion, Member Carr agreed to add a section on the history of Morningside for inclusion in the bulletin.

4) Potential logos for the Morningside neighborhood. (Option 1 or 2?)

Planner Repya presented two logos created by Edina's Communications and Marketing Department for the Morningside neighborhood. Both logos depict a streetcar with the year "1905" and the text "Morningside Neighborhood". The differences between the two logos were subtle; however the Board agreed that Option 1 was preferable. The logo will be used when conveying information to the Morningside neighborhood and on the street signs as they are replaced, in the same manner as the logo created for the Country Club District.

IV. COMMUNITY COMMENT: None

V. 2010 GOALS & OBJECTIVES: Continued from November Meeting

Board Member Curran created an annual work plan for the HPB outlining the work to be undertaken for the year, month by month. The HPB thanked Ms. Curran for her work and agreed that would be an excellent approach to making sure items don't slip between the cracks. It was agreed that they would discuss the work plan in more detail at the January meeting.

VI. 2011 CALENDAR & MEETING SCHEDULE:

Planner Repya presented the 2011 calendar and meeting schedule to the Board. A short discussion ensued, no changes were proposed.

VII. OTHER BUSINESS:

A. Historic Resource Lending Library

Planner Repya presented the Board with a list of historic resources that will be provided on the HPB section of the City's website. Ms. Repya pointed out that the Edina Foundation provided a grant to purchase resources for the lending library. With the help of the City's Communication's Department, an electronic check-out system will be implemented whereby one simply needs to request an item on line; they will be

informed of the availability and instructed when they may pick up the resource at City Hall. It was suggested that a two week time limit with the ability to renew for an additional two weeks would make sense for the program.

Board members were very pleased with the proposed lending library and agreed to work on continually updating the library with valuable historic resources to include books, pamphlets, magazines or web sites.

VIII. **CORRESPONDENCE:** None

IX. **NEXT MEETING DATE:** January 11, 2011

X. **ADJOURNMENT:** The meeting adjourned at 9:25 PM

Respectfully submitted,

Joyce Repya